

**ZONING BOARD OF ADJUSTMENT  
AGENDA  
TUESDAY, AUGUST 15, 2017  
9:00 A.M. – STUDY SESSION FOR BOARD MEMBERS-SITE VISITS  
403 WILLOW AVENUE  
4:00 P.M. – REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL  
209 PEARL STREET, COUNCIL BLUFFS, IA 51503**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPTION OF AGENDA**
- 5. APPROVAL OF THE JUNE 20, 2017 MEETING MINUTES**
- 6. PROOF OF PUBLICATION/POSTING**
- 7. REVIEW OF MEETING PROCEDURES**
- 8. PUBLIC HEARINGS**

- A. CASE #BA-17-003: Continued public hearing on the request of Camping World, represented by Electric Guard Dog, LLC, for a variance from Section 15.24.040(3)(e)(v), Fences, General Requirements for Residential and Commercial Districts of the Council Bluffs Zoning Ordinance to allow an electrically charged security fence to be placed 195 feet from a residential zoning district as opposed to the required 300 feet, on property legally described as Lot 1, Camping World 2<sup>nd</sup> Addition. Location: East of 2808 South 21<sup>st</sup> Street.
- B. CASE #BA-17-004: Public Hearing on the request of Brenda and David Fort for a variance from Section 15.09.050 Site Development Regulations for the R-2/Two Family Residential District to allow for an accessory structure to be constructed 10 feet from the street side yard, as opposed to the required 15 feet. The property is legally described as Lot 20, Block 5, Squires Addition. Location: 507 South 23rd Street.
- C. CASE #CU-16-004(M): Public hearing on the request of Matt Fatka, on behalf of Highway Signage Inc., to modify an approved conditional use permit to allow the expansion of a 'contractor yard' on property legally described as part of the SW1/4 SW1/4 of Section 34-75-44 and being more particularly described as beginning 365.44 feet East of the southwest corner of said Section 34-75-44, thence North 736 feet, thence East 363 feet, thence South 354.49, thence West 10 feet, thence South 350 feet, thence East 10 feet and thence West 363 feet to the point of beginning, City of Council Bluffs, Pottawattamie Count, Iowa. Location: 3250 16th Avenue.
- D. CASE #BA-17-005: Public hearing on the request of 1782 Irish Land LLC, represented by Norman L. Springer, Jr., for a variance of Section 15.23.030(1)(D)(i.) Parking Area Design Standards-Required Green Space, to allow for a reduction of the minimum landscaped area between a parking surface and the property line to zero (0) feet from the required five (5) feet on property legally described as Lot 15, Block 26, Brown's Subdivision. Location: 3464 5th Avenue.

**9. OTHER BUSINESS**

- A. Items of interest

**10. ADJOURNMENT**

NOTE: If you have any comments or questions regarding this agenda, or if you are unable to attend this meeting, please contact the Community Development Department at 328-4629.

